

**SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
February 23, 2010**

CALL TO ORDER

Vice Chair Wenner called the meeting of the February 23, 2010 Shoreview Planning Commission to order at 7:01 p.m.

ROLL CALL

The following members were present: Vice Chair Wenner; Commissioners Feldsien, Ferrington, Mons, Solomonson, Schumer.

Chair Proud was absent.

APPROVAL OF AGENDA

MOTION: by Commissioner Feldsien, seconded by Commissioner Solomonson to approve the February 23, 2010 Planning Commission meeting agenda as submitted.

VOTE: Ayes – 6 Nays – 0

APPROVAL OF MINUTES

Commissioner Feldsien noted that on Page 4 the name of the speaker needs to be filled in at the bottom of the page. The name is Ms. Naumann.

Commissioner Feldsien amended the end of the first sentence of the second paragraph to read, “or Mr. Johnson was recalled to re-inspect.”

Also, on the last page, the Adjournment section is missing.

MOTION: by Commissioner Feldsien, seconded Commissioner Ferrington to approve the January 26, 2010 Planning Commission minutes as amended.

VOTE: Ayes - 5 Nays - 0

Commissioner Mons abstained, as he did not attend that meeting.

COUNCIL ACTIONS

The Council approved the Clearwire applications for antenna sites at Mackubin. The Council discussed co-location on the South Water Tower on County Road E and approved that also. The Council has requested a joint meeting with the Planning Commission to discuss if there should

be amendments to the ordinance regarding height and overlay districts for cell towers. On February 16, 2010, the Council concurred with the Planning Commission and denied the text amendment regarding falcons in the R-1 zoning district on properties of less than two acres. However, this use may be suitable and, as recommended by the Planning Commission, the Council directed Staff to work with the applicant to develop appropriate ordinance amendments for this use.

The Conditional Use Permit application for Imperial House at 5291 Hodgson Road for an accessory structure was approved.

VARIANCE – RESIDENTIAL DESIGN REVIEW

FILE NO.	2384-10-02
APPLICANT;	MARK CHRISTOPHERSON
LOCATION:	400 HORSESHOE DRIVE E.

Commissioner Ferrington recused herself from consideration of this matter as she owns property adjacent to this site and seeks to avoid any appearance of impropriety.

Presentation by Senior Planner Rob Warwick

This property is a substandard riparian lot on Lake Owasso. The lot is 105 feet wide at the front lot line and 65 feet in width at the Ordinary High Water. The application is to remove the existing house, shed and garage in order to build a new house and attached 3-car garage. Variances are requested to increase the maximum front setback and reduce the rear setback.

The proposed new house would be two stories of approximately 1800 square feet. The house design has a look-out lower level using the site topography. The house is oriented toward the lake with an Ordinary High Water (OHW) setback of 75.9 feet. The front setback is based on the setback of the adjacent property to the north and is required to be between 35.75 and 55.75 feet. A variance is requested to permit the proposed 119-foot front setback. The proposed rear setback is 12 feet for the house and 7 feet for the garage, subject to a variance from the required 30 feet.

The property is in the R-1 Residential District and in the Shoreland Overlay District. Three trees will be removed, two of which are landmark trees. The applicant requests that the existing residence and detached garage remain until the new house is built.

The applicant states that the L shaped lot is different from other lots in the neighborhood. The long section of the lot, on the lakeside, is approximately 65 feet in width. The proposed house would be in a location similar to other houses in the neighborhood. The east/rear lot line is defined as such because it is opposite the street, but it serves as a side lot line with respect to the neighboring properties. The existing house is 6.5 feet from this rear lot line.

Staff finds that the proposed house complies with City design standards except for the front and rear setbacks. Due to the configuration of the lot, it is not reasonable for a new house to comply with both the calculated front setback and OHW setbacks. Staff believes it is reasonable to orient the house toward the lakeshore. The intent of the Code is that houses will be aligned when viewed from the street and aligned along the lakeshore. In this instance, the front setback is based on an adjacent non-riparian lot. Any new house would require a variance to increase either the front or OHW setback. Therefore, staff agrees that hardship exists due to the configuration of the lot. The proposed setbacks of 7 feet for the garage and 12 feet for the house exceed minimum side setbacks of other substandard riparian lots. The neighborhood is a mix of house and lot types with many non-conforming structures and variances for improvements due to narrow lot widths are commonly requested. Staff does not believe the character of the neighborhood will be impacted with this variance request and recommends approval subject to the conditions listed in the staff report.

Shoreland mitigation is required. The applicant has identified Architectural Mass and Infiltration as the two practices to be incorporated. Infiltration swales will be put in near the lakeshore to minimize direct runoff to the lake.

Property owners within 350 feet were notified of the applicant's request. Several comments have been received. There is concern about the removal of the garage and concern if it were to remain. There is also concerns about tree protection and storm water runoff to the east. Comments were also expressed concern about the historic value of the existing house built in 1907, and that the new house does not fit the historic character of the neighborhood. The City has no regulations regarding preservation of historic buildings. The Comprehensive Plan lists historic properties, but this property is not listed. Staff does not believe historic value can be a basis for denial. One neighbor expressed concern about sun, air, light and views. Staff believes there is hardship with the configuration of the lot regarding setbacks. It is recommended that the variances be approved with the conditions listed in the staff report.

Mr. Christopherson, Applicant, offered to answer questions. Commissioner Mons asked the reason the new home site is being moved further south. Mr. Christopherson stated that the purpose in buying the lot is to enjoy lake views and was informed that a house aligned with other houses along the lake would support a variance. Other locations for the house present privacy issues because the house would look into the back of adjacent houses. Efforts are being made to keep the footprint small. The east lot line also serves as a side lot line for his neighbor. The neighbor on the west may expand towards his east lot line, which is also the rear lot line, with an attached garage which would be 10 feet within the rear lot line.

Commissioner Feldsien asked if consideration was given to put in windows to break up the long garage wall. Mr. Christopherson stated that he is open to doing that if his neighbor would prefer.

Mr. Rick Hagstrom, 376 North Owasso Boulevard, stated that Section 203.070 (C) (1) is the starting point for a variance. It requires that a variance only be granted if undue hardship exists

and only if variances comply with the purpose and intent of the development statutes. He would submit these variances do not comply and hardship is not shown. The regulations provide statements of purpose and intent. Section 201.010 lists criteria of purpose and intent: 1) stabilize and improve property values with least intrusion, 2) provide adequate light. Section 209.080 (B) states that structure placement regulations are to maintain value, minimize blocking views and to the extent possible to preserve shoreland and adjoining public waters. He showed a photograph looking south from his property to show how the new house will block his view of the lake from his front yard with a 35-foot house and a 3-car garage that is 109-foot long structure that will block the view from his driveway.

The applicant's statement states there is no buildable area without a variance. He showed on the map the amount of buildable area that would meet setback requirements without a variance and still orient the house toward the lake. Staff's report states over 7100 square feet of buildable area. There is plenty of room to build and comply with the setbacks. The house would just be further from the lake. All of the houses to the north along Horseshoe meet the rear setback requirement from the east lot line, which is the rear lot line for those houses also. On page 4 of the staff report, "the intent of the code is that houses will roughly align when viewed from the street and that the alignment along the OHW will preserve water views for the property owners" This proposal totally blocks his view. Section 203.070 (C) (1)(a) defines hardship as a property that cannot be put to reasonable use. Staff states this proposal will not alter the existing character of neighborhood. It will substantially alter character of neighborhood for him. The area next to the lake is a swamp after a rain. A new structure with additional impervious surface runoff will dump into this swampy area. There is no house on Horseshoe out of alignment and none that are 109 foot long. This is substantially different from anything on the lake. The house should be located in the north segment to meet the criteria of alignment from the street. From the street, this property will look like a vacant lot with the increased front setback proposed. It is over a 200% increase from the permitted setback. Staff is redefining the ordinance by saying the rear lot line functions as a side lot line, which then addresses the issue of view. There is a sun calculator used based on latitude to determine the position of the sun and the amount of shadow. Based on his rough calculation, by 2:30 in the afternoon in the summer, his whole front yard will be shaded, which is not right.

Commissioner Mons noted the garage will be one story. Mr. Hagstrom stated that the highest point will be toward the lake. The new garage will be partially behind his detached garage, which is not 35 feet. Beyond that the structure will be 35 feet. Typically a house is located on the slope. A one story walkout using the slope would maintain views.

Commissioner Mons noted the 109 feet is garage and breezeway are not 35 feet in height. Mr. Hagman acknowledged that the whole 109 feet is not 35 feet in height.

Commissioner Mons noted receipt of many written comments. One was from Commissioner Ferrington. While she suggested the issue be discussed at the workshop prior to this meeting, he noted that there was no previous discussion of this project prior to this meeting.

Commissioner Mons asked if consideration has been given to moving the house further north or a different elevation from the garage to the house. Mr. Christopherson stated that the property is flat from the lake back. His house will be lower than Mr. Hagstrom's house elevation. There will be grade against the house and it will not be 35 feet high. Only the main living space has two full stories. The remainder of the house is one and one-half stories. The roof has been changed to a hip roof from gables to minimize mass. He met with Commissioner Ferrington regarding her concern about runoff to the east onto her property. Removing structures from the back part of the property will relieve that runoff. Rain gardens are planned near the lake.

Commissioner Mons stated that he does not believe historic preservation is reasonable given today's living standards. Much work would be needed to make the existing home comfortable. The neighbor has legitimate concerns, but the applicant also has the right. He would prefer to not vote on this application at this meeting. There might be some alternative design proposals to address concerns.

Commissioner Solomonson stated that he supports the request. All the lots are narrow with homes oriented to the lake. The request is a reasonable use of the property.

Commissioner Schumer stated he also supports the application. The new home is aligned well and in conformance with the homes along the lake.

Commissioner Feldsien agreed with Commissioners Schumer and Solomonson. The applicant will address drainage. He would like to see some of the wall broken up architecturally.

Acting Chair Wenner agreed with his support and that drainage will be addressed.

MOTION: by Commissioner Schumer, seconded by Commissioner Solomonson to approve the Residential Design Review application and adopt Resolution 10-18 approving the Variances for 400 Horseshoe, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The attached garage shall not exceed 996 square feet in size.
3. The shed on the lakeside of the proposed house shall be removed prior to issuance of a building permit for the project.
4. The mitigation plan shall be completed within one year of this approval date. A Mitigation Affidavit shall be executed prior to the issuance of the building permit for the new home.
5. Two landmark trees will be removed. Eight recently planted trees provide the required replacements.
6. The existing house shall be removed within two months of issuance of a Certificate of Occupancy for the new dwelling. A cash escrow shall be submitted

to insure removal of the existing house prior to issuance of a building permit for the new dwelling. A demolition permit is required. Erosion and sediment control practices shall be implemented in accordance with City Code. Tree protection measures shall be installed prior to demolition.

7. A revised grading plan shall be submitted for City approval prior to issuance of a building permit. The grading plan shall provide detail grades for the northeast portion of the lot after demolition of the existing house and demonstrate how storm water runoff will be managed in that area.
8. The existing detached garage shall be removed prior to issuance of a Certificate of Occupancy for the new dwelling. A cash escrow shall be submitted to insure removal of the existing garage prior to issuance of a building permit for the new dwelling. A demolition permit is required.
9. This approval will expire after one year if a building permit has not been issued and work commenced.

The approval is based on the following findings:

1. The proposed house and attached garage comply with the adopted design standards for substandard riparian lots, with the approved variances for front and rear setback.
2. The proposed construction of a new house and attached garage oriented to the lakeshore represents a reasonable use of residential property in this lakeshore neighborhood.
3. Hardship exists due to the L-shaped configuration of the lot and that a house conforming to both the maximum front and OHW setbacks is not reasonable. The east/rear lot line functions as a side lot line for the adjacent property. These circumstances are unique to the property.
4. The proposed setback meets the spirit and intent of the ordinance and will not alter the character of the neighborhood, since other nearby dwellings on lakeshore are oriented towards Lake Owasso.

VOTE: Ayes - 4 Nays - 1 (Mons) Abstain - 1 (Ferrington)

SITE AND BUILDING PLAN REVIEW

FILE NO.: **2387-10-05**
APPLICANT: **THE CHURCH OF ST. ODILIA**
LOCATION: **825 COTTAGE PLACE**

Presentation by City Planner Kathleen Nordine

This application is to convert the former Crosier Community House into a hospice care facility. The property will continue to be owned by St. Odilia, but the facility will be leased to Catholic

Senior Services. No exterior changes are proposed to the building or site, but a site and building plan review is required when there is a change in land use.

The overall site is 19.4 acres with the church facility, a vacated dormitory, administration building and the proposed hospice care facility. There are also parking areas, playground and field areas, wetland and wooded property.

The Crosier Community House consists of 8 bedrooms, private bathrooms, common kitchen and living spaces. A maximum of 8 clients would be cared for round the clock, 24 hours a day, seven days a week.. Catholic Senior Services and other providers will operate and manage the facility. Food service will be coordinated with the private school operated onsite. Other services such as cleaning and lawn care will be done by the same service that manages the church.

The property is zoned R-1, which permits institutional uses. Since the facility will remain in St. Odilia's ownership, it is classified as an institutional use. Access is off Vivian Avenue. A second access may be available off Victoria. This type of use is expected to generate a maximum of 12 visitors per day or 21 trips. Traffic will not be during peak hours, and staff believes any impact will be minimal. There will be a 7-stall parking area in front of the facility. Staff recommends signage to direct visitors to County Road E via Vivian Avenue and Victoria Street to prevent traffic from cutting through the residential neighborhood.

Notices were sent to property owners within 350 feet of St. Odilia. Two comments were received expressing concerns about traffic and the compatibility of use in a residential neighborhood, and noise. The Lake Johanna Fire Department provided direction regarding improvements needed to comply with the Fire Code. Staff believes this facility will have minimal impact to the neighborhood because of its size, and is recommending approval subject to the conditions listed in the staff report and that the facility remain in ownership by St. Odilia.

Commissioner Feldsien asked if any complaints have been received about parking and whether there is sufficient space for off street parking. Ms. Nordine answered, that no complaints have been received by Public Works. There is adequate off street parking.

Commissioner Mons requested that staff check with the Sheriff's Department anytime there is a question about parking

Commissioner Ferrington stated that the concerned comments on parking recognize how packed Vivian Avenue is during school and sporting events. She asked if access could be directed from Victoria. Ms. Nordine stated that the applicant is open to that option. It is difficult for staff to enforce. Also, because of the small amount of traffic that this facility will generate, staff did not believe this should be required.

WIRELESS TELECOMMUNICATIONS FACILITY PERMIT

FILE NO.: 2378-09-36
APPLICANT: BUELL CONSULTING/CLEARWIRE
LOCATION: 4344 HODGSON ROAD/SITZER PARK

Presentation by Senior Planner Rob Warwick

The application is for a permit to install a 75-foot monopole in Sitzer Park, which is in Telecommunications Overlay District Two (TOD-2). WTF towers are permitted at a maximum height of 75 feet. It would replace an existing 50-foot steel light pole. Existing hockey rink lights would be mounted at the 50-foot level. A ground lease will be required for a 10 x 10 foot area at the northwest corner of the hockey rink for the equipment cabinet. Lease revenue is used for capital improvements to City parks. The antennae will be concealed inside which makes the diameter at the top approximately 32 inches.

The Park and Recreation Director has reviewed the application. The concrete pad minimizes maintenance around the equipment cabinet. It is suggested conifers near the monopole and along Hodgson Road be planted for screening of the ground equipment.

The Telecommunications and Technology Committee has commented generally on the development of wireless broadband services for City residents and is supportive of increased competition. Clearwire may also provide coverage to areas that are not currently served by landline broadband companies.

The proposal complies with City standards for height, design, architecture, location and setbacks. There is capacity for co-location of a second provider, if the hockey lights are lowered to 47 feet. No interference with public safety is anticipated. An emergency generator is not proposed. The proposal complies with FCC standards for emissions and interference.

The City's consultant OWL Engineering reviewed line of sight coverage and noted that a minimum of 70 feet of height is needed to connect to the backhaul site in Arden Hills. This test was done in the fall when there was no foliage. Staff believes the additional five feet is acceptable. No adverse interference is anticipated. An emissions test will be conducted when installed and prior to full operation.

Notices were sent to property owners within 350 feet. Three written comments were received expressing concerns about screening. Staff believes that planting conifers will provide adequate screening. Staff is recommending approval.

Commissioner Mons asked the meaning of a backhaul site. Mr. Warwick explained that it is the connection between the wireless service used subscribers and the network connecting to the system. There is a panel antenna that provide the radio communication between the tower site

and subscribers accessing the internet.

Information between towers is transmitted by microwave dishes, which is the operating network connection. Clearwire has fewer connections to fiber optic or T-1 landlines than a cell provider uses.

Commissioner Feldsien asked if the height should be higher than 75 feet to allow a second provider. Mr. Warwick stated that the available space for a second provider would be between 50 and 60 feet. However, he believes the park vegetation may prevent other signals. The maximum height permitted is 75 feet. Higher would require a variance.

Commissioner Solomonson asked if a coverage map was provided. Mr. Warwick stated that Clearwire is building out a network. Since the data needs for internet is greater than for cell phone use, the sites are closer together. If one site covers too large an area, individual subscribers in that site's service area may suffer poor quality service. Commissioner Solomonson stated that the poles in Vadnais Heights have lights at the top and asked if that is possible with this application. Mr. Warwick stated the height for the hockey lights is 50 feet, although other communities have lights as high as 80 feet. Commissioner Solomonson asked if the diameter could be smaller. Mr. Warwick explained that the diameter is needed to conceal the antenna at the top.

Commissioner Mons stated that he would like to see more types of camouflage, rather than just light poles. His concern is that this process is moving further away from any aesthetics.

MOTION: by Commissioner Schumer, seconded by Commissioner Feldsien to recommend to the City Council approval of the Wireless Telecommunications Facility Permit application for Clearwire Legacy to install a 75-foot monopole and equipment within a leased area at Sitzer Park, 4344 Hodgson Road, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Wireless Telecommunications Facility Permit application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. This approval is contingent upon the City Council authorizing the lease with Clearwire Legacy LLC, including the 10 by 10 foot monopole and equipment site, and easements for access and utilities.
4. The monopole height, including antennae, shall not exceed 75 feet above existing ground level.
5. The conduit from the equipment cabinet to the monopole shall be routed underground.

6. The site is subject to confirmation that RF emissions conform to FCC requirements. Clearwire shall notify the City when the system is installed, prior to operation. A City selected RF engineer shall be provided access to the site to test RF emissions.
7. The landscape plan shall be revised to include additional conifers along the west park boundary subject to field verification and approval of the Building and Grounds Superintendent prior to the installation of the landscaping. A landscape surety shall be submitted to insure the installation of the landscape materials.
8. Upon completion of construction of the WTF, vehicle access for normal maintenance shall be limited to the parking, unless otherwise approved by the Building and Grounds Superintendent.
9. The installation of the concrete pad shall be subject to field verification and approval of the Building and Grounds Superintendent prior to the installation of the concrete pad.
10. A permanent emergency power generator shall not be installed on the site. Temporary emergency power generation shall occur on-site only after power outages of 4 or more hours. Clearwire shall notify the City if emergency power is needed to operate the Wireless Telecommunications Facility.
11. The applicant shall enter into a Wireless Telecommunications Facility Agreement with the City.

The recommendation is based on findings that the proposed WTF:

1. Is located in the TOD-2 where monopoles with a maximum height are a permitted use.
2. Complies with the adopted City standards, as specified in Section 207.040 of the Municipal Code.

Discussion:

Commissioner Mons stated that he supports this application but he would like staff to work on a plan that provides more screening and aesthetics.

Commissioner Solomonson stated that he cannot support this because there is no screening. It does not look natural.

Commissioner Feldsien stated that the Council is supportive of these types of poles in parks.

VOTE: Ayes - 5 Nays - 1 (Solomonson)

Acting Chair Wenner called a five-minute break and reconvened the meeting at 9:12 p.m.

PUBLIC HEARING - TEXT AMENDMENT - FLOODPLAIN MANAGEMENT

City Attorney stated that he has reviewed the affidavit of notice and the public hearing is in order at this time.

FILE NO.: 2386-10-04
APPLICANT: CITY OF SHOREVIEW
LOCATION: CITY WIDE

Presentation by Senior Planner Rob Warwick

The Federal Emergency Management Agency (FEMA) completed a Flood Insurance Study (FIS) and issued a Flood Insurance Rate Map (FIRM) for Shoreview in 1981. The FIS has been updated for all of Ramsey County and will be effective June 4, 2010. Amendments have been drafted to the Flood Plain Management Ordinance reflecting the updated changes and to remain consistent with federal and state requirements.

There are five map panels that cover the City, and the revised maps are based on aerial photos. Flood plain is divided into three districts. The Floodway District (FW) is where flood waters flow. The FW for lakes and wetlands is below the OHW and is under the jurisdiction of the DNR. Uses permitted include boat ramps, docks, recreation.

The Flood Fringe area (FF) is the backwater area and is characterized by standing water. However, wind generated waves can be a significant hazard. This is the area between the OHW of a surface water and the 100-year flood elevation. Uses are typically the same as the R-1 District with construction required to be elevated at least one foot above the flood elevation level.

The General Flood District (GF) includes all areas of the City prone to flooding. These areas do not have a detailed study, and so no base flood elevations are established by the FIS. There are two areas in the City in the GF, Rice Creek and Poplar Lake. Any development would require the developer to complete the detailed studies necessary to establish a base flood elevation.

There are also provisions that land within a flood plain would not be subdivided, unless the building pad is outside the flood plain. Similar language is used for parcels that are not in the flood plain to insure a building site exists that is in conformance with the Surface Water Management Plan. The ordinance also includes details on existing non-conforming uses, administration and enforcement.

The DNR reviewed the amendments and provided comments. The revisions presented incorporate those comments.

There are six lots along the outlet channel from Lake Wabasso to Grass Lake. Notices will be

sent to those property owners to advise them of the revised FIS. Structures that now exist in the FF district will be treated as non-conforming.

There is an amendment process to the flood insurance map, and this process requires engineering information. The revision incorporates all letters of map corrections that have been approved by FEMA since 1981, including the 2006 citywide LOMR that the City prepared with the 29005 Surface Water Management Plan.

This information will be available in GIS format which will be helpful in reviewing future applications.

It is staff's recommendation to forward the text amendment to the City Council for approval so it will be in place by June 4, 2010.

Commissioner Mons asked if an explanation was received from FEMA as to what prompted those notifications. The 1981 maps no one anticipated there would be a problem going forward. Mr. Warwick stated that the biggest problem with the 1981 maps were not based on detailed studies and were done prior to development of the north half of the City. There were no base elevations established, so it was left to developers to establish. Lenders sometimes are stricter than FEMA and require insurance if the flood hazard extends onto the property. FEMA requires insurance only if the building is in a flood area.

Commissioner Feldsien stated that in his work basements had to be three feet above flood level. He asked if it is now changed to one foot. Mr. Warwick stated that it is one foot above the base flood elevation based on current studies. The DNR uses three feet for lakes when detailed studies have not been performed, and a base flood elevation has not be established by FEMA.

During the development of the revised maps, staff had opportunities to meet with the DNR and FEMA engineers. Staff reviewed the preliminary results carefully to identify effects on the City.

Acting Chair Wenner opened the public hearing. There were no comments or questions.

MOTION: by Commissioner Mons, seconded by Commissioner Schumer to close the public hearing.

VOTE: Ayes - 6 Nays - 0

MOTION: by Commissioner Feldsien, seconded by Commissioner Mons to recommend the City Council approve the text amendments to Chapter 200 of the Municipal Code pertaining to food plain management.

The recommendation is based on the following findings:

1. The proposed flood plain management ordinance meets Federal and State requirements.
2. The proposed flood plain management ordinance adopts the FIS and FRM that will be effective June 4, 2010.
3. Unless adopted, the City will be suspended from the National Flood Insurance Program and no flood insurance policies can be written or renewed within the community. Suspension also prohibits federally funded or regulated mortgage loans from being processed for properties shown in the flood hazard zone.

VOTE: Ayes - 6 Nays - 0

MISCELLANEOUS

City Council Assignments

Commissioner Mons and Ferrington will respectively attend the March 1st and March 15th City Council meetings.

Planning Commission Workshop

It was noted that the Planning Commission held a scheduled workshop at 6:15 p.m. prior to the regular meeting.

ADJOURNMENT

MOTION: by Commissioner Schumer, seconded by Commissioner Mons to
adjourn the February 23, 2010 Planning Commission meeting at 9:36 p.m.

ROLL CALL: Ayes - 6 Nays - 0

ATTEST:

Kathleen Nordine
City Planner